

# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 B 0 2.3 C. 1 To permit sideyard setbacks of 5 ft. each instead of the required 10 ft. each.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Purchased lot eleven (11) years ago unaware of requirements for lot size and building setbacks.
2. Cannot acquire additional land to meet requirements.
3. Impossible to build suitable house under current requirements.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	Address
City and State	City and State
Attorney for Petitioner:	11 Robinson Avenue 285-6150
(Type or Print Name)	Address Phone No.
Signature	City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Name
Attorney's Telephone No.:	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day

of September 19 81, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of December 19 81, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 4, 1981

COUNTY OFFICE BLDG.  
211 N. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Comendari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Walter Scott  
11 Robinson Avenue  
Baltimore, Maryland 21222

RE: Item No. 60  
Petitioner - Walter Scott, et ux  
Variance Petition

Dear Mr. & Mrs. Scott:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

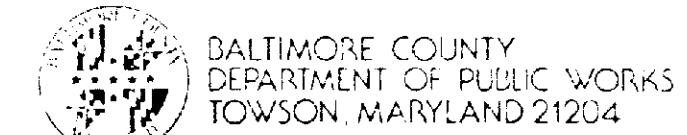
Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMENDARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bac

Enclosures



HARRY J. ESTEL P.E.  
DIRECTOR

October 26, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #60 (1981-1982)  
Property Owner: Walter & Brenda Leona Scott  
N/WS Beech Ave. 40' N/E of Cherry St.  
Acres: 40 x 135 District: 14th.

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

The comments which were supplied in conjunction with the Zoning Advisory Committee review of this property for Item 80 (1972-1973) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 60 (1981-1982).

Very truly yours,

ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

N-SE Key Sheet  
23 NE 18 Pos. Sheet  
NE 6 E Topo  
81 Tax Map

Attachment

Baltimore County, Maryland  
Department Of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

Bureau of Engineering  
ELLSWORTH N. DIVER, P.E., CHIEF

December 1, 1972

Mr. S. Eric Mennema  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #60 (1972-1973)  
Property Owner: Walter and Brenda Scott  
N/WS of Beech Ave., 40' N/E of Cherry Street  
Petition Number: 1972-55  
Respond Petition: Variance from Section 1B02.3c (1) to permit a lot width of 40 feet instead of the required 55'; and to permit side yard setbacks of 5' instead of the required 10' on each side  
District: 14th  
Ac. Acres: 40' x 135'

Dear Mr. Mennema:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Beech Avenue, an existing public street, is proposed to be improved in the future as a 30-foot boulevard roadway construction on a 10-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way, including any necessary favorable easement for slopes will be required in connection with any grading or building permit application.

### Setback Controls:

Development of this property through striping, grading and stabilization could result in a significant pollution problem, downwind private and public buildings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

### Storm Drainage:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #60 (1972-1973)  
Property Owner: Walter and Brenda Scott  
Page 2  
December 1, 1972

### Water and Sanitary Sewers:

Public water supply and sanitary sewerage are available to serve this property.

However, it appears that additional fire hydrant protection may be required in the area.

Very truly yours,

ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:RAM:FWR:ss

cc: John A. Somers  
John Loo

N-SE Key Sheet  
23 NE 18 Position Sheet  
NE 6 E Topo  
81 Tax Map

baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 414-7559

STEPHENE COLLINS  
DIRECTOR

October 19, 1981

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: ZAC Meeting of September 22, 1981

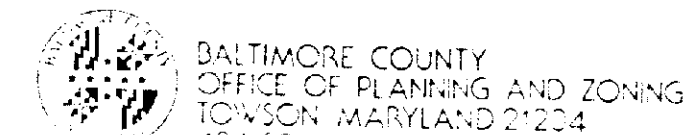
Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for

Items number 58, 59, 60, & 61.

Michael S. Flanigan  
Traffic Engineering Associate II

MSF/r1j



STEPHENE COLLINS  
DIRECTOR

December 1, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #60, Zoning Advisory Committee Meeting, September 22, 1981, are as follows:

Property Owner: Walter and Brenda Leona Scott  
Location: NW/S Beech Avenue 40' N/E of Cherry Street  
Acres: 40 X 135  
District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning and Development

JLW:rh

WNP/bp



PETITION FOR VARIANCE

14th DISTRICT

ZONING: Petition for Variance  
LOCATION: Northwest side of Beech Avenue, 40 ft. Northeast of Cherry St.  
DATE & TIME: Tuesday, December 15, 1981 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setbacks of 5 feet each instead of the required 10 feet each

The Zoning Regulation to be excepted as follows:

Section 1B02.3.C.1 - Minimum side yard setbacks in D.R.5.5 Zone

All that parcel of land in the Fourteenth District of Baltimore County

Being the property of Walter Scott, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, December 15, 1981 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

ZONING DESCRIPTION

Beginning on the NW side of Beech Avenue, at the distance of 40 ft. NE of Cherry Street. Being Lot No. 71 on the Plat of Cherry Heights, recorded in the land records of Baltimore County in Book 3, Folio 71. 14th. Election District



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

December 3, 1981

Mr. and Mrs. Walter Scott  
11 Robinson Avenue  
Baltimore, Maryland 21222

RE: Petition for Variance  
NW/4 Beech Ave., 40' NE of Cherry St.  
Case #82-136-A

Dear Mr. and Mrs. Scott:

This is to advise you that \$43.33 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Piegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,  
WILLIAM E. HAMMOND  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE	12/28/81	ACCOUNT	01-662
AMOUNT	\$43.33		
RECEIVED FROM	Terry L. Farmer		
FOR	Posting & Advertising of Case #82-136-A (Scott)		
VALIDATION OR SIGNATURE OF CASHIER			

December 29, 1981

Mr. & Mrs. Walter Scott  
11 Robinson Avenue  
Baltimore, Maryland 21222

RE: Petition for Variance  
NW/4 of Beech Avenue, 40' NE of  
Cherry Street - 14th Election  
District  
Walter Scott, et ux - Petitioners  
NO. 82-136-A (Item No. 65)

Dear Mr. & Mrs. Scott:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/arl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>WCR</u>	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case: <u>73-147A</u>	Map # <u>4B</u>									

Dear Mr. Richards,

In case you have to notify us, please call:

Brenda or Walter Scott 285-6158 home  
Terry or Anthony Farmer 687-1573 home  
Brenda 396-4605 office  
Terry 284-0660 office

Thank-you

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 24, 1981  
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the first publication day of December, 1981, the first publication appearing on the 26th day of November 1981.

THE JEFFERSONIAN,  
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 14 Date of Posting 11/23/81  
Posted for: Walter Scott  
Petitioner: Walter Scott  
Location of property: NW/4 Beech Ave., 40' NE of Cherry St.  
Location of Signs: Facing Beech Ave.  
Remarks: None  
Posted by: Walter Scott Date of return: 11/23/81

Petition for Variance

14th District  
ZONING: Petition for Variance  
LOCATION: Northwest side of Beech Avenue, 40 ft. Northeast of Cherry St.  
DATE & TIME: Tuesday, December 15, 1981 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit side yard setbacks of 5 feet instead of the required 10 feet each in D.R.5.5 Zone.  
The Zoning Regulation to be excepted as follows: Section 1B02.3.C.1. Minimum side yard setbacks in D.R.5.5 Zone.  
All that parcel of land in the Fourteenth District of Baltimore County

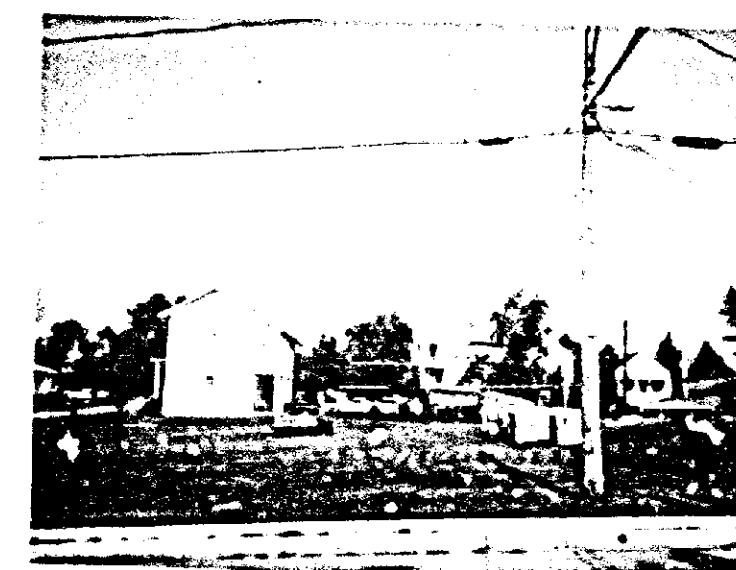
Beginning on the NW side of Beech Avenue, at the distance of 40 ft. NE of Cherry Street. Being Lot No. 71 on the Plat of Cherry Heights, recorded in the land records of Baltimore County in Book 3, Folio 71. 14th Election District.  
Being the property of Walter Scott, et ux, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Tuesday, December 15, 1981 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner of Baltimore County

The Times

Middle River, Md., 1981

This is to Certify, That the annexed

was inserted in the Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the first publication day of December, 1981.  
Publisher.



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 22nd day of September, 1981.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Walter Scott, et ux

Petitioner's Attorney: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 10 day of September, 1981.

Filing Fee \$ 75.00 Received: ☒ Cash ☐ Other

No. 102619

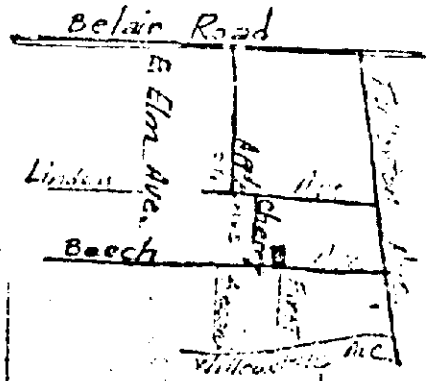
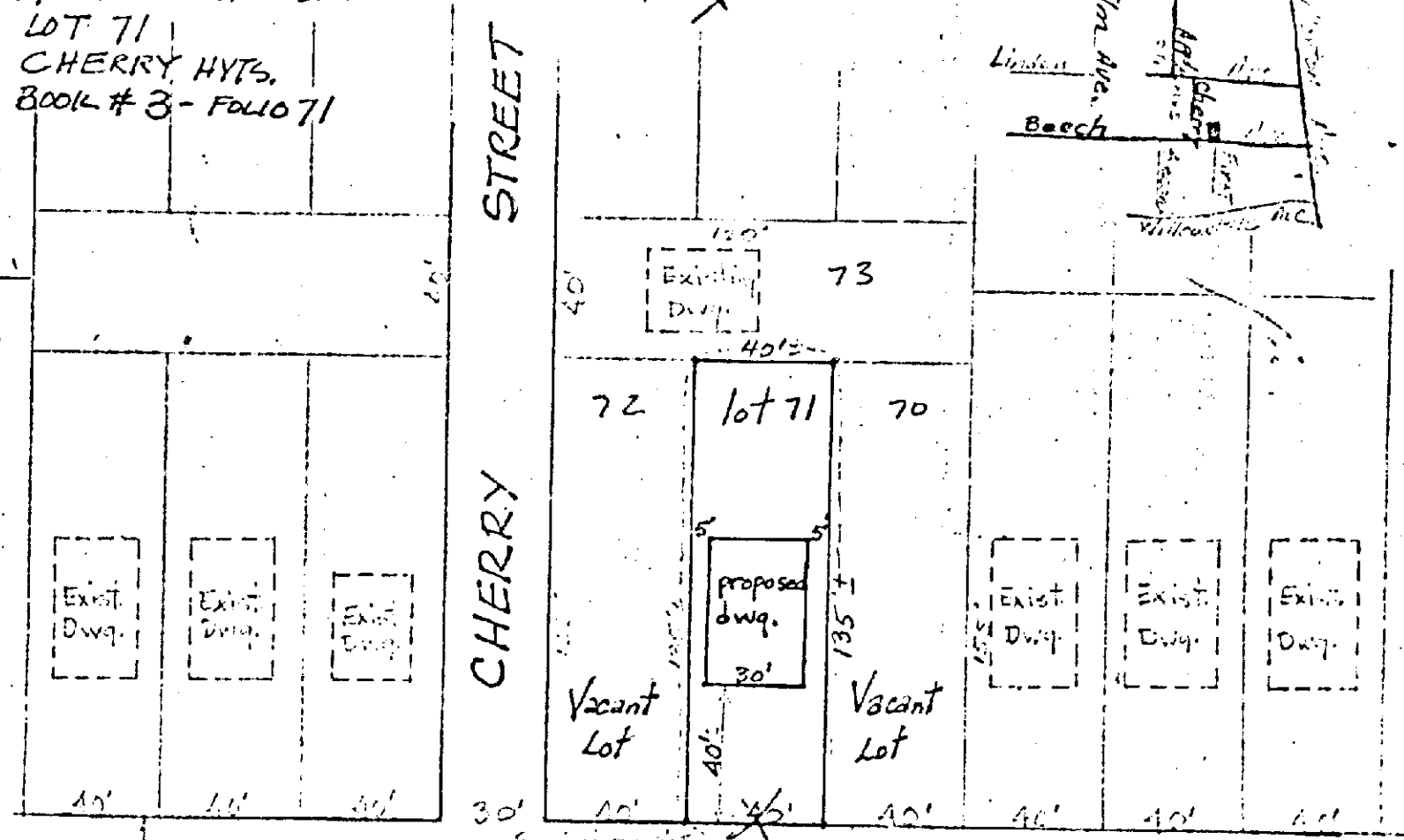
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE	11/16/82	ACCOUNT	01-662
AMOUNT	\$25.00		
RECEIVED FROM	Terry L. Farmer		
FOR	Filing Fee for Case #82-136-A (Scott)		
VALIDATION OR SIGNATURE OF CASHIER			

Notes:

All Utilities are Existing  
 All parcels Zoned DR.5.5  
 Scale: 1 inch = 50'  
 14th Election District  
 LOT 71  
 CHERRY HTS.  
 BOOK # 3 - FOLIO 71

Vicinity map: 1" = 1000'



BEECH AVENUE  
 Water + Sewer Ex.

